**Amendment of Delhi rent control Act**

1190. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government's attention has been drawn to a report published in the Poineer of November, 16, 1993 under the heading 'Need to plug holes in Rent Control Law';

(b) if so, whether it is a fact that about two lakhs flats are lying vacant in the city of Bombay and eight lakh flats are lying vacant in Maharashtra State alone as the landlords are not giving their premises on rental basis due to the flaws in the Rent Control Law resulting in strained relations between the tenants and landlords;

(c) if so, what steps have so far been taken by the Government to incorporate the model Rent Control legislation placed before Parliament in their Rent Control Law and what are the names of the States which have so far incorporated the changes in their Rent Control Law; and

(d) by when Government propose to bring forward a suitable legislation amending the Delhi Rent Control Act on the basis of the model Rent Control legislation and what are the details of the changes proposes to be made?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes, Sir.

(b) and (c) Rent and tenancy matters being State subjects, the State Governments are to form their own legislations and implement the same. As such, Government of India is not concerned with the specific problems in individual cities and States.

The Government of India, however, has drafted a Model Rent Control Legislation for the State Governments to adopt with suitable modifications to suit local conditions. This Model Rent Control Legislation has been communicated to varous State Governments, including that of Maharashtra.

(d) An amendment to the existing Rent Control Act on the lines of the Model Legislation has been formulated. The introduction of this amendment depends on the enactment of the Constitution Amendment Bill providing for establishing Rent Tribunals in various States.

**Regularisation of outstadning Government dues of Bungalows and flats**

1191. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) what are the details of bungalows and flats and what are the names of their occupants, under MPs Pool and General Pool, whose outstanding Government dues have been regularised during the year 1993 and therefor in each case;

(b) whether there are any cases in which outstanding Government dues have been written off or kept in abeyance; and

(c) if so, what are the reasons therefor in each case and when these arrears are likely to be recovered; and

(d) what are the details of the rules governing the regularisation or the writting off of the arrears of Government dues referred to above?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) As per Statement attached. (*See* below).

(b) No, Sir.

(c) Action as per rules is taken to recover the arrears of Government dues.

(d) Regularisation of Government dues are made on merits of each case subject to the approval of Cabinet Committee on Accommodation in relaxation of rules.